

July 30, 2020

Erik K. Mack
Flathead County Planning & Zoning Office
1035 First Avenue West
Kalispell, Montana 59901

Dear Erik:

RE: FFP-20-15 Lower Valley Ranchettes Preliminary Plat Request

Thank you for the opportunity to comment on the above referenced subdivision. The landfill capacity currently available is from 30 to 60 years based upon an annual tonnage increase of 2% per year respectively.

The District requests that all new subdivisions use a private hauler to bring solid waste to the landfill. Evergreen Disposal is the (PSC) Public Service Commission Licensed hauler in the area. Their business phone number is 406-257-1739.

After reviewing the project summary, I believe that the proposed Preliminary Plat request is approaching Solid waste disposal in an acceptable manner.

Please feel free to contact me with any questions. My direct number is 406-758-5773. Thank you again for the opportunity to comment on this project.

Respectfully,

James Chilton
Operations Manager
Flathead County Solid Waste District

FLATHEAD COUNTY SOLID WASTE DISTRICT

4098 Highway 93 North • Kalispell, Montana 59901 • (406) 758-5933 • fax (406) 758-5918 • trash@flathead.mt.gov





Flathead City-County Health Department

1035 First Ave. West Kalispell, MT 59901
(406) 751-8101 FAX 751-8102
www.flatheadhealth.org

Community Health Services
751-8110 FAX 751-8111
Environmental Health Services
751-8130 FAX 751-8131
Family Planning Services
751-8150 FAX 751-8151
Home Health Services
751-6800 FAX 751-6807
WIC Services
751-8170 FAX 751-8171
Animal Shelter
752-1310 FAX 752-1546

July 30, 2020

Flathead County Planning & Zoning
Attn: Erik Mack
1035 1st Avenue West
Kalispell MT 59901

SUBJECT: FPP 20-15 Lower Valley Ranchettes, SW¼ of Section 8, T27N, R20W, P.M.M., Flathead County, Montana

Dear Erik,

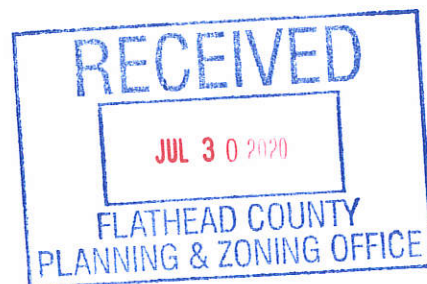
This office has reviewed the information provided and submits the following comments:

1. This project proposes five (5) new lots ranging in size from 10.18 acres to 21.19 acres. Four (4) lots are under 20 acres net, exclusive of Lower Valley Road, a public roadway. These lots, 1, 2, 3, and 5, meet the definition of a subdivision and are thus subject to review under Title 76-4 Part 1 MCA, Sanitation in Subdivisions. This review addresses potable water supply, wastewater treatment and disposal, storm drainage, and solid waste disposal.

If you have questions, please contact Environmental Health at 751-8130.

Professionally,

Wendee Jacobs, RS
Flathead County Sanitarian





**FLATHEAD COUNTY
ROAD AND BRIDGE
DEPARTMENTS**

**1249 WILLOW GLEN DRIVE
KALISPELL, MT 59901
Phone: (406) 758-5790**

July 27, 2020

Erik Mack, AICP
Planner III
Flathead County Planning & Zoning Office
40 11th Street West, Ste. 220
Kalispell, MT 59901



RE: FCU-20-15 Lower Valley Ranchettes

Dear Erik:

Thank you for the opportunity to comment on the above referenced application. At this point the County Road Department does not have any comments on this request.

Please feel free to contact us should you need any further information.

Sincerely,

David Prunty
Public Works Director
Flathead County Road & Bridge

DP/lm

Erik Mack

From: Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Sent: Friday, July 24, 2020 11:34 AM
To: Erik Mack
Cc: Mary Fisher
Subject: RE: FPP-20-15 Lower Valley Ranchettes

Dear Erik,

The Bonneville Power Administration (BPA) has received and reviewed Flathead County Planning and Zoning's inquiry for the FCU-20-15, Lower Valley Ranchettes. The property is located off of Lower Valley Road between Tango Fox Lane and Swan View Road and can legally be described as Tract 1 of COS 17529 located in S. 08, T27N, R20W, Montana Principle Meridian, Flathead County, Montana.

At this time, BPA does not object to this request, as the property is located 3.70 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

Nedda L. Nelson

(CONTR) APR Staffing
TERR-East, Realty Technician II
Real Property Field Services
Bonneville Power Administration
2520 US Highway 2 E, Kalispell, MT 59901
(406) 751-7823
nlnelson@bpa.gov

From: Mary Fisher <mFisher@flathead.mt.gov>
Sent: Thursday, July 23, 2020 10:28 AM
To: Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Subject: [EXTERNAL] FPP-20-15 Lower Valley Ranchettes

Good morning Nedda,

Attached are the Agency Referral letter and documents for the above mentioned file for your review and comments. Please contact Erik if you have any questions and/or to submit your comments to at emack@flathead.mt.gov

Thank you,

Mary Fisher
Planning Office Coordinator
Flathead County Planning & Zoning
40 11th Street West, Ste 220



Region One
490 North Meridian Road
Kalispell, MT 59901
(406) 752-5501
Ref: 016-07-30
July 30, 2020

Flathead County Planning & Zoning
Attn: Erik Mack, Planner III
40 11th St W, Ste. 220
Kalispell, MT 59901
emack@flathead.mt.gov



Re: FPP-20-15-Lower Valley Ranchettes

Dear Erik,

We appreciate the opportunity to comment on the preliminary plat approval of Lower Valley Ranchettes Subdivision. The proposed subdivision would create 5 lots on 83.9 acres off Lower Valley Road in Flathead County, Montana. This subdivision is located in current agricultural lands and is within a mile of the Flathead River riparian corridor. These agricultural lands along the river corridor have historically provided important habitat for numerous wildlife species, including spring nesting habitat and fall feeding for migratory waterfowl, pheasants and turkeys, as well as habitat for white tailed deer and elk. The nearby riparian areas comprise important movement corridors for both grizzly and black bears, as well as the occasional mountain lion. We anticipate that the development of this subdivision will result in increased levels of human-wildlife conflicts. Cumulative impacts from continued subdivision development will add to the continued loss of wildlife habitat in the Flathead Valley.

Wildlife Attractants/Wildlife Conflicts/Living with Wildlife

Human developments within wildlife habitat result in anthropomorphic attractants that often bring wildlife into conflict with people. This subdivision will result in increased conflicts primarily with black bears and white tailed deer.

By reducing attractants, homeowners can ensure public human safety and the wildlife that will continue to frequent the area. To reduce the potential for human/bear, human/mountain lion, human/deer, and other human/wildlife conflicts associated with new developments, FWP prints several brochures that can be helpful

in preventing/reducing human/wildlife conflicts. These brochures include such titles as Living With Black Bears, Living With Grizzlies, Why Is This Bear In My Backyard, Living With Mountain Lions, Living With Deer, Living With Skunks, Living With Raccoons, Living With Woodpeckers, Living With Bats, Putting Out the Unwelcome Mat, and Living With Dogs and Cats. FWP encourages developers or homeowners associations to provide copies of the above brochures to all new property owners. These brochures can be found on the FWP website at <http://fwp.mt.gov/fishAndWildlife/livingWithWildlife/>.

The following conditions are recommended to minimize problems that future homeowners could have with wildlife, as well as help those individuals protect themselves, their property, and the wildlife. I recommend that all future property owners in this subdivision be made aware of the potential for wildlife conflicts and be given a copy of the following information. Future homeowners need to be aware that FWP cannot respond to all wildlife problems, and it is the homeowner's responsibility to avoid such problems. We recommend that the developer adopt the following covenants to mitigate human-wildlife conflicts.

- a) Homeowners must be aware of the potential for vegetation damage by wildlife, particularly from deer feeding on lawns, gardens, flowers, ornamental shrubs, and trees in this subdivision. Homeowners need to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Landscape plantings of certain species of native vegetation are less likely to suffer extensive feeding damage by deer. We recommend the excellent booklet Minimizing Deer Damage to Residential Plantings, put out by the Montana State University Animal & Range Sciences Extension Service and available online at: http://www.animalrangeextension.montana.edu/articles/wildlife/deer_damage.htm.
- b) Fruit-producing trees and shrubs should not be allowed because they attract bears. If present they must be fenced with electric fencing to deter bears. Keep produce and any fruit picked and off the ground. Ripe or rotting fruit or vegetable material attracts bears, deer, skunks, and other wildlife. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller, or electric fences utilized.
- c) Garbage must be stored either in secure, bear-resistant containers or indoors, preferably both, to avoid attracting wildlife such as bears and raccoons. If stored indoors, garbage cans may not be set out until the morning of garbage pickup and must be brought in no later than that same evening. If home sites are occupied seasonally or if the occupants are to be away from the household for 7 days or more, garbage from the home, other buildings, or containers must be removed from the property prior to their departure.
- d) Do not feed wildlife or offer supplements such as salt or mineral blocks, attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that can lead to overuse of vegetation, disease transmission, and other adverse effects to wildlife (such as foundering of deer). Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-3-130) to purposely or knowingly attract ungulates, bears, or mountain lions with supplemental food attractants (any food, garbage, salt block, hay, grain, or other attractant for game animals) or to provide supplemental feed

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attractants in a manner that results in “an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety.” Also, homeowners must be aware that deer often attract mountain lions to the area.

- e) Birdseed is an attractant to bears, deer, and turkeys. Use of bird feeders should be discouraged from April 1 through November 30.
- f) Pets at large, particularly dogs and cats, are a real threat to wildlife. Pets must be confined to the house, a fenced yard, or an outdoor kennel when not under the immediate control of the owner, and not allowed to roam. Under state law it is illegal for dogs to chase hooved game animals (MCA 87-3-124). Keeping pets confined also helps protect them from predatory wildlife. We recommend the FWP brochure Living with Dogs & Cats.
- g) Pet food must be stored indoors, in closed sheds, or in bear-resistant containers to avoid attracting wildlife such as bears, mountain lions, skunks, and other wildlife. When feeding pets, do not leave food out overnight.
- h) Barbecue grills must be stored indoors, and permanent outdoor barbecue grills should be cleaned thoroughly after each use. Food spills and smells on and near the grill attract bears and other wildlife.
- i) Fencing of lot boundaries is discouraged. If used, rail or smooth wire fences will be erected that are no higher than 40” at the top rail/wire and no lower than 18” at the bottom rail/wire to facilitate wildlife movement and help avoid animals becoming ensnared and killed by the fence or injuring themselves when trying to jump the fence. Please refer to the helpful booklet on wildlife friendly fences available from FWP and online at: <http://fwp.mt.gov/fishAndWildlife/landowners/>.
- j) Compost piles and beehives attract bears and if permitted, must be fenced with electric fencing.
- k) Domestic animals such as horses, cattle, pigs, sheep, goats, llama, poultry, etc. (including those kept as 4H projects), can attract bears, mountain lions, and coyotes. Animals must be housed with this in mind, and livestock feeds, especially grain-related, must be fed in a manner that does not allow deer or bears to have access to them.

Thank you for the opportunity to comment.

Sincerely,

/s/ Jessy Coltrane

Jessy Coltrane, PhD
Area Wildlife Biologist

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